



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:08)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Lynn Jungers for real property known as Parcel Number 138-25-516-046 located at 4913 Westmoreland Drive Unit 1 for \$47,500 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$47,500 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1, 2, 3, 4, 5 and 8 be forwarded to the Full Council with a "Do Pass" recommendation.

NOTE: COUNCILMAN MACK declared that he would be abstaining on Items 1, 2, 3, 4, 5 and 8 inasmuch as his brother, STEVEN MACK, owns property in the general vicinity, which might be impacted by these items

REAL ESTATE COMMITTEE MEETING OF DECEMBER 16, 2002

Public Works

Item 1 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Lynn Jungers for real property known as Parcel Number 138-25-516-046 located at 4913 Westmoreland Drive Unit 1 for \$47,500 plus closing costs

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open on Items 1, 2, 3, 4, 5 and 8.

MR. ROARK indicated that Items 1, 2, 3, 4, 5 and 8 involve seven condos and staff is seeking permission to enter into a contract in order to purchase them from five different property owners. The condos are in the area commonly referred to as the Wonder World area and staff has received direction from Council for the acquisition of land in that area.

TOM McGOWAN, citizen of Las Vegas, questioned the purpose of the acquisition. MR. ROARK responded that many of the condos are uninhabited, draw vagrants, and create a pest and fire hazard. The goal would be to demolish the condos and utilize the land for housing. MR. McGOWAN commended the City and asked the timeframe involved. MR. ROARK replied that Neighborhood Services is projecting an 18-month start for construction.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:14)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Mizrahi Alfonsino Raphael for real property known as Parcel Number 138-25-516-040 located at 4917 Westmoreland Drive Unit 41 for \$50,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$50,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1, 2, 3, 4, 5 and 8 be forwarded to the Full Council with a "Do Pass" recommendation.

NOTE: COUNCILMAN MACK declared that he would be abstaining on Items 1, 2, 3, 4, 5 and 8 inasmuch as his brother, STEVEN MACK, owns property in the general vicinity, which might be impacted by these items

MINUTES:

All discussion for Items 1, 2, 3, 4, 5 and 8 took place under Item 1.

(3:09 – 3:14)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Mizrahi Alfonsino Raphael for real property known as Parcel Number 138-25-516-042 located at 4917 Westmoreland Drive Unit 43 for \$50,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$50,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1, 2, 3, 4, 5 and 8 be forwarded to the Full Council with a "Do Pass" recommendation.

NOTE: COUNCILMAN MACK declared that he would be abstaining on Items 1, 2, 3, 4, 5 and 8 inasmuch as his brother, STEVEN MACK, owns property in the general vicinity, which might be impacted by these items

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REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Frank Giron Torres Jr. for real property known as Parcel Number 138-25-516-001 located at 1425 Laurelhurst Drive Unit 1 for \$43,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact

☐

No Impact

Amount: \$43,000 + closing costs

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Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: SRF (Special Revenue Fund)

PURPOSE/BACKGROUND:

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1, 2, 3, 4, 5 and 8 be forwarded to the Full Council with a "Do Pass" recommendation.

NOTE: COUNCILMAN MACK declared that he would be abstaining on Items 1, 2, 3, 4, 5 and 8 inasmuch as his brother, STEVEN MACK, owns property in the general vicinity, which might be impacted by these items

MINUTES:

All discussion for Items 1, 2, 3, 4, 5 and 8 took place under Item 1.

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REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Letecia Mantor for real property known as Parcel Numbers 138-25-515-015 and -016 located at 1501 Laurelhurst Drive Units 15 and 16 for \$120,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact

☐

No Impact

Amount: \$120,000 + closing costs

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Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: SRF (Special Revenue Fund)

PURPOSE/BACKGROUND:

These parcels are condo units located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase these properties, along with 40 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1, 2, 3, 4, 5 and 8 be forwarded to the Full Council with a "Do Pass" recommendation.

NOTE: COUNCILMAN MACK declared that he would be abstaining on Items 1, 2, 3, 4, 5 and 8 inasmuch as his brother, STEVEN MACK, owns property in the general vicinity, which might be impacted by these items

MINUTES:

All discussion for Items 1, 2, 3, 4, 5 and 8 took place under Item 1.

(3:09 – 3:14)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Interlocal Agreement between the City of Las Vegas and the Clark County Library District (District) to sublet seven acres of City leased land from the Bureau of Land Management (BLM) to the District as a library facility located at the northwest corner of Rome Boulevard and Buffalo Drive - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

CLV is the lessee from the BLM for the 7 acres of land depicted on the attached map. The District desires to establish a library for the public in the NW area of the LV Valley. CLV deems it to be in the best interests to promote District's intent to establish a library for the education and enjoyment of the public. In relation to this intent, CLV desires to make application for District's 15 acres of BLM leased land located on the NW corner of Tropical Parkway and Durango Drive.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Interlocal Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

NOTE: COUNCILMAN WEEKLY disclosed that his liaison serves on the Library District Board and abstained on the Board's vote regarding the lease, but COUNCILMAN WEEKLY confirmed with DEPUTY CITY ATTORNEY PONTICELLO that no conflict existed to preclude his vote on this matter.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 16, 2002

Public Works

Item 6 – Discussion and possible action regarding an Interlocal Agreement between the City of Las Vegas and the Clark County Library District (District) to sublet seven acres of City leased land from the Bureau of Land Management (BLM) to the District as a library facility located at the northwest corner of Rome Boulevard and Buffalo Drive

MINUTES – Continued:

MR. ROARK advised that the Library District holds a lease from the BLM for 15 acres west of US-95. The property is needed for the Durango S curve realignment project underway. An agreement was reached with the Library District to relinquish that lease in favor of the City of Las Vegas in turn for a commitment of seven acres in the Centennial Hills Park area for a future library. Staff recommends approval.

TOM McGOWAN, Las Vegas resident, pointed out that MR. BARLOW is an excellent chairman of the Library Board, but is not related to COUNCILMAN WEEKLY. He confirmed that the only cost involved in the transaction will be a \$100 application fee. He urged the City to acquire land from the County currently occupied by the Las Vegas Metropolitan Police Department (Metro) at 601 East Fremont for future use as the Eden Lane Ministry. The sooner that land is acquired, the better. The existing building could be proactively utilized.

COUNCILMAN MACK expressed his appreciation for the cooperation during this lengthy process that lead to this transaction. The new site will include a library, community center, middle school and park, all closer to the residential component. He will fully support a future Library District ballot question on behalf of his Ward. COUNCILMAN WEEKLY acknowledged and complimented ELAINE SANCHEZ for her work as Vice Chair of the Library District Board.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:18)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: SHARON SEGERBLOM

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas and the United States Small Business Administration at the Las Vegas Business Center - 1951 Stella Lake Drive (\$11,403 revenue/12 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

☐

Budget Funds Available

☐

Augmentation Required

Amount: \$11,403/12 months (income)

Dept./Division: Neigh. Svcs./Neigh. Devel.

Funding Source: Las Vegas Business Center
Operations Fund

PURPOSE/BACKGROUND:

The United States Small Business Administration's Business Information Center provides developmental resources to small businesses. The Small Business Administration's lease term is one year with three one-year options for renewal.

RECOMMENDATION:

Staff recommends approval of the Memorandum of Understanding between the City of Las Vegas and the United States Small Business Administration at the Las Vegas Business Center.

BACKUP DOCUMENTATION:

Memorandum of Understanding

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, indicated that the Small Business Administration has had space at the Las Vegas Business Center since May of 1998. This proposed Memorandum of Understanding extends the occupation for an additional three years. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 16, 2002

Neighborhood Services

Item 7 – Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas and the United States Small Business Administration at the Las Vegas Business Center - 1951 Stella Lake Drive

MINUTES – Continued:

COUNCILMAN WEEKLY questioned whether the expiration of various leases in the incubator will result in the Small Business Administration relocating. MS. PRESCOTT explained that they are actually part of the business center and not part of the incubator.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:18 – 3:20)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Fairbanks Capital Corporation for real property known as Parcel Number 138-25-515-002 located at 1513 Laurelhurst Drive Unit #2 for \$55,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact

☐

No Impact

Amount: \$55,000 + closing costs

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Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: SRF (Special Revenue Fund)

PURPOSE/BACKGROUND:

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1, 2, 3, 4, 5 and 8 be forwarded to the Full Council with a "Do Pass" recommendation.

NOTE: COUNCILMAN MACK declared that he would be abstaining on Items 1, 2, 3, 4, 5 and 8 inasmuch as his brother, STEVEN MACK, owns property in the general vicinity, which might be impacted by these items

MINUTES:

All discussion for Items 1, 2, 3, 4, 5 and 8 took place under Item 1.

(3:09 – 3:14)

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: DECEMBER 16, 2002

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is made a part of the Final Minutes, requesting a meeting regarding his proposal for development of the Entertainment District and Eden Lane Ministry project.

(3:20 – 3:22)

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THE MEETING ADJOURNED AT 3:22 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
December 19, 2002